

hunter
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Flat 4, The Crown, The Chipping, Tetbury, GL8 8EU

A beautifully presented modern first floor apartment situated in the heart of Tetbury. Offering open plan living, two double bedrooms, two bathrooms and private parking within The Crown, a stunning converted hotel. Offered to the market with no onward chain.

Positioned in the heart of Tetbury with beautiful views across the historic roof tops, The Crown is a former Grade II listed Inn which has been sympathetically converted in recent years to create a small collection of just six impressive apartments.

The apartment is reached through an external door on the ground floor. A staircase rises to the first floor where there is a small landing area leading to the front door. The accommodation commences with an impressive open plan kitchen/dining/sitting room with engineered oak floorboards. The kitchen is finished to a very high standard and benefits from contemporary units finished with quartz worktops. Fully integrated appliances comprise a fridge/freezer, dishwasher, oven, hob and washing machine. The room is filled with natural light thanks to the window overlooking the courtyard and Velux roof window. The room is well proportioned to allow plenty of space for a dining table, sofa and occasional chairs.

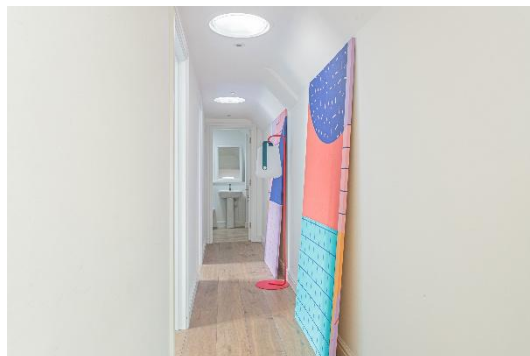
Off the open plan living area, an inner hallway provides access to the two double bedrooms and bathroom. One of the bedrooms has an en-suite bathroom. The other bedroom has access to a separate bathroom with a walk-in shower.

Externally, there is a well-maintained communal garden with planted borders and the remainder is predominately laid to shingle with a limestone paved pathway leading to the front doors. The apartment also has a private, allocated parking space.

We understand the apartment is connected to mains electricity, water and drainage. Council tax band D (Cotswold District Council).

The apartment is leasehold on a 999year lease, but the owners have a share of the freehold. There is a service charge of £53pcm, plus a sinking fund payment of £25pcm.

EPC – B(84).



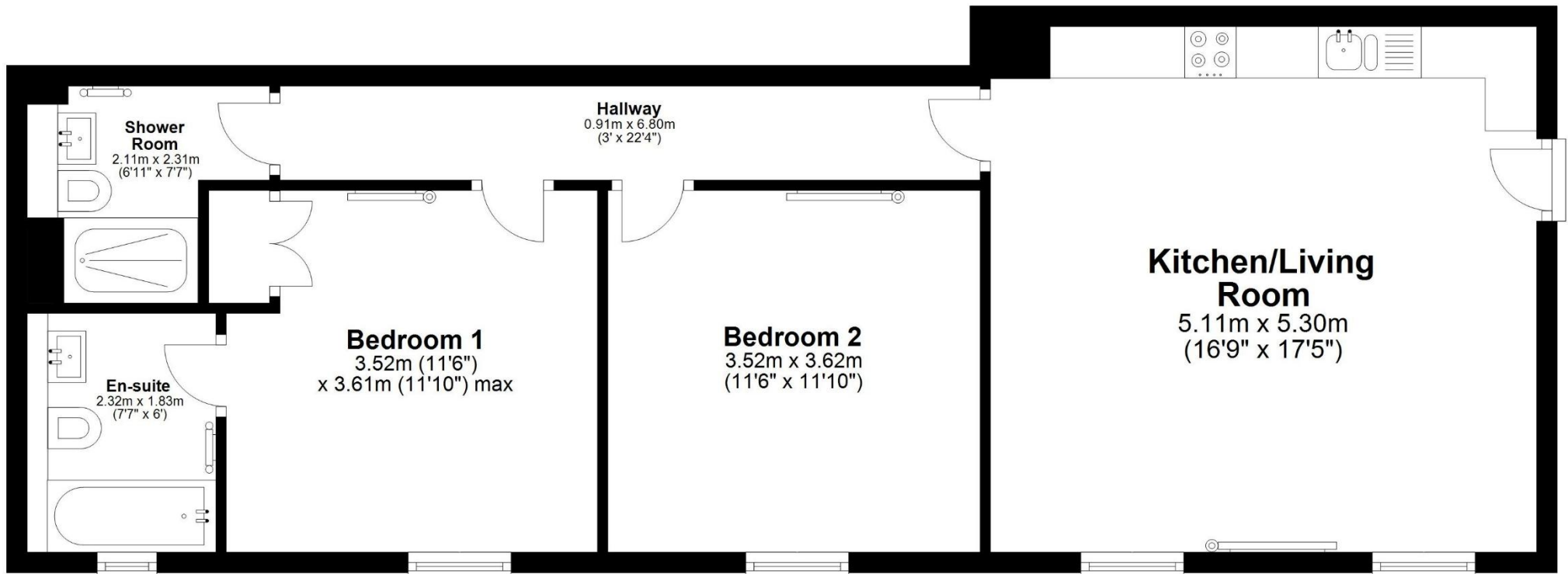
Situation

Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

Guide Price £345,000





Total area: approx. 69.5 sq. metres (747.9 sq. feet)